

**RESOLUTION NO. 4
SERIES 2020**

**A RESOLUTION RECOMMENDING DENIAL OF A REQUEST FOR A 1ST
AMENDMENT TO THE CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT
PLAN (REDTAIL RIDGE MASTER PLAN) TO ALLOW A MIXED COMMERCIAL AND
RESIDENTIAL DEVELOPMENT WITH UP TO 5,886,000 GROSS SQUARE FEET OF
BUILDING AREA AND 2,236 MULTI-FAMILY RESIDENTIAL UNITS, COVERING
APPROXIMATELY 389.10 ACRES, LOCATED NORTHWEST OF US 36 AND
NORTHWEST PARKWAY AND SOUTHEAST OF S 88TH STREET AND CAMPUS
DRIVE**

WHEREAS, on April 6, 2010, by Ordinance 1569, Series 2010 (Reception No. 03284515), the City rezoned the property known as the ConocoPhillips Campus property to Planned Community Zone District – Commercial (PCZD-C), approved the ConocoPhillips Campus General Development Plan (Reception No. 3088779) and on April 20, 2010 executed the ConocoPhillips Colorado Campus General Development Plan Planned Community Zone District Zoning Agreement (Reception No. 03284516; and

WHEREAS, the applicant, Brue Baukol Capital Partners, with authorization from the property owner, Phillips 66 Company, has submitted to the City a proposal for amendments to the ConocoPhillips Campus General Development Plan and ConocoPhillips Colorado Campus General Development Plan Planned Community Zone District Zoning Agreement; and

WHEREAS, the proposed 1st Amendment to the ConocoPhillips Campus General Development (Redtail Ridge Master Plan) that generally includes changes to the development plan related to parcel layout, design requirements, the transportation network, public land dedications, and a mixed commercial and residential development with up to 5,886,000 gross square feet of building area and 2,236 multi-family residential units, inclusive of 1,326 age-restricted units and 900 non-age-restricted units; and

WHEREAS, the Planning Commission held a public hearing concerning the request on June 11, 2020 and June 25, 2020, where evidence and testimony were entered into the record; and

WHEREAS, at the June 11, 2020 and June 25, 2020 meetings, the Planning Commission also considered a request to amend the City's comprehensive development plan related to the ConocoPhillips Campus property and has adopted Resolution 3, Series 2020 recommending denial of the amendment to City Council; and

WHEREAS, after consideration of the evidence and testimony presented and based on the criteria for amending a general development plan in Chapter 17.72 of the Louisville Municipal Code, the Planning Commission voted to direct city staff to draft a resolution recommending to the City Council denial of the general development plan and zoning agreement amendments.

NOW THEREFORE, BE IT RESOLVED:

Section 1: The Planning Commission of the City of Louisville, Colorado does hereby find that the proposed general development plan and zoning agreement amendments are not consistent with the adopted comprehensive development plan of the City and do not meet the purpose of a planned community zoned development that would preserve and improve the health, safety and general welfare of the people of the City, and recommends denial.

Section 2: If City Council were to approve the requested amendment to the comprehensive development plan, the Planning Commission requests that City Council remand the General Development Plan application review back to the Planning Commission so that the proposal can be reviewed by the Planning Commission with consideration of the updated comprehensive development plan policies.

PASSED AND ADOPTED this 9th day of July, 2020.

By: _____
Steve Brauneis, Chairperson
Planning Commission

Attest: _____
Debra Williams, Secretary
Planning Commission